

MINUTES

City of Franklin Plan Commission Meeting

October 21, 2004
Approved November 18, 2004

CALL TO ORDER

MINUTES

Tuesday, October 5, 2004, Special Meeting

Tuesday, October 7, 2004, Regular Meeting

PUBLIC HEARINGS

To take public comment on a request by MLG Investments 2002 LLC to rezone parcels at approximately 9901 South 27th Street, SE 1/4 of Sec. 25 (928), from R-2 Estate Single-Family Residence District to R-4 Suburban Single-Family Residence District and PDD #32.

To take public comment on a request by MLG Investments 2002 LLC to create a PDD Planned Development District at approximately 9901 South 27th Street, SE 1/4 of Sec. 25 (928).

To take public comment on a request by MLG Investments 2002 LLC for a special use to allow a R-4 Suburban Single-Family Residence District Option 1 "Open Space Subdivision," for 57.4 acres, near approximately 9901 South 27th Street, SE 1/4 of Sec. 25 (928).

I. Mayor Klimetz called the regular meeting of the Plan Commission of October 21, 2004, to order at 7:05 p.m. in the Council Chambers of Franklin City Hall, 9229 W. Loomis Road, Franklin, Wisconsin. Present were Alderman Sohns and Commissioners Ziegenhagen, Ritter, Bennett, Skowronski & Szychliński. Also present was Planner Booth.

II.

A. Commissioner Ziegenhagen moved and Commissioner Bennett seconded a motion to approve the minutes of the special meeting of the Plan Commission of October 5, 2004 as corrected. Upon voice vote, Alderman Sohns & Commissioners Ritter, Bennett & Ziegenhagen voted "aye." Commissioner Skowronski & Commissioner Szychliński abstained. Motion carried.

B. Commissioner Ritter moved and Commissioner Szychliński seconded a motion to approve the minutes of the regular meeting of the Plan Commission of October 7, 2004, as corrected. Upon voice vote, Commissioners Ziegenhagen, Ritter, Bennett & Szychliński voted 'aye'. Alderman Sohns & Commissioner Skowronski abstained. Motion carried.

III.

A. All three public hearings were combined, the Mayor opening the floor to public comment at 7:17 p.m. Thirteen (13) members of the public spoke to various issues. No one else coming forward, the Mayor closed the public hearing at 8:33 p.m.

Commissioner Ritter moved and Commissioner Szychliński seconded a motion to take action on the three proposals at the regular Plan Commission meeting on Thursday, November 18, 2004, requesting:

1. MLG Investments 2002 LLC to bring financial figures to justify the smaller lots requested in the R-4 Suburban Single-Family Residence District zoning request;
2. Engineering to study the stormwater and grading proposals;
3. The Environmental Commission to comment on the conceptual plan.

Upon voice vote, all voted 'aye'. Motion carried.

B. See III.A.

C. See III.A.

BUSINESS

Resolution Adopting a Comprehensive Master Plan Amendment for the Regulation Plan for the Crossroads Trade Area as an Element of the City of Franklin Comprehensive Master Plan.

Approved Resolution 2004-5770 to authorize the preparation of boundaries and a redevelopment area project plan for the creation of a redevelopment project area and to authorize the preparation of boundaries and project plan for the creation of a Tax Incremental District (TIF) in the Franklin Business Center District. (Approved at 10-5-04 CC Meeting)

Approved Resolution 2004-5771 to direct the Community Development Authority to develop a recommendation for property acquisition in Phase I of the Franklin Business Center District. (Approved at 10-5-04 CC Meeting)

Consideration of a request by the Common Council to consider and make recommendations regarding the outsourcing of the Planning & Zoning Department functions until such time as permanent staff is employed.

ADJOURNMENT

IV.

A. Alderman Sohns moved and Commissioner Skowronski seconded a motion to approve the Comprehensive Master Plan amendment for the Crossroads Trade Area as an element of the City of Franklin Comprehensive Master Plan. After discussion Alderman Sohns withdrew his motion and Commissioner Skowronski withdrew his second.

Commissioner Ritter moved and Commissioner Bennett seconded a motion to table action on the item until the regular Plan Commission meeting of November 18, 2004. Upon voice vote, all voted 'aye'. Motion carried.

B. Alderman Sohns moved and Commissioner Ritter seconded a motion to table any action on the Approved Resolution 2004-5770 to authorize the preparation of boundaries and a redevelopment area project plan for the creation of a redevelopment project area and to authorize the preparation of boundaries and project plan for the creation of a Tax Incremental District (TIF) in the Franklin Business Center District, an area located approximately between South 27th Street and South 35th Street, West Rawson Avenue to West Drexel Avenue. (Approved at 10-5-04 CC Meeting) until the regular Plan Commission meeting of November 18, 2004. Upon voice vote, all voted 'aye'. Motion carried.

C. Alderman Sohns moved and Commissioner Ritter seconded a motion to table any action on the Approved Resolution 2004-5771 to direct the Community Development Authority to develop a recommendation for property acquisition in Phase I of the Franklin Business Center District, an area located approximately between South 27th Street and South 35th Street, West Rawson Avenue to West Drexel Avenue. (Approved at 10-5-04 CC Meeting) until the regular Plan Commission meeting of November 18, 2004. Upon voice vote, all voted 'aye'. Motion carried.

D. No action needed; none taken.

V.

Commissioner Ritter moved and Commissioner Szychliński seconded a motion to adjourn the October 21, 2004, meeting of the Plan Commission. Upon voice vote, all voted 'aye'. Motion carried. The meeting adjourned at 9.28 p.m.